

APPLICATION NO.	P19/S0443/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	11.2.2019
PARISH	IPSDEN
WARD MEMBERS	Jo Robb Lorraine Hillier
APPLICANT	Mr Roland Passey
SITE	Larkstoke Farm Larkstone Farm Church Lane Ipsden, OX10 6BZ
PROPOSAL OFFICER	To erect a new steel framed agricultural building Tom Wyatt

1.0 **INTRODUCTION**

- 1.1 This application is referred to Planning Committee as the Officer’s recommendation for approval conflicts with the Parish Council’s view.
- 1.2 The application site, which is shown on the OS extract **attached** at Appendix A, forms part of an agricultural holding of approximately 11 hectares located within the Chilterns Area of Outstanding Natural Beauty (AONB). The land is mainly laid to pasture with areas of woodland and the main agricultural activity is hay production. An existing storage barn within the holding has been converted to a dwelling under application P17/S1554/FUL.

2.0 **PROPOSAL**

- 2.1 The proposed barn would measure approximately 24 metres by 9 metres and 5.5 metres high. It would comprise timber cladding for the walls and fibre cement roof sheeting with an open frontage. The proposed use would be for the storage of hay, straw and agricultural machinery.
- 2.2 The proposal is identical to the scheme proposed under application P19/S0032/AG, which followed the notification requirements for agricultural permitted development having regard to the provisions set out under Class A of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). It was determined that the barn could not benefit from permitted development rights purely on the basis that it would be within 3km of an aerodrome and would have a height exceeding 3 metres. If it wasn’t for this restriction Officers are of the view that the building would likely benefit from permitted development rights.
- 2.3 A copy of the proposed plans is **attached** as Appendix B and other documentation associated with the application can be viewed on the council’s website, www.southoxon.gov.uk.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 Ipsden Parish Council – Objects. The existing barn has recently converted to housing, thus evidencing no requirement for a barn. The application for a new barn is likely to give rise to yet another housing conversion request in an agricultural area, outside the village envelope and in an AONB.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P19/S0032/AG](#) – Not agricultural permitted development (06/02/2019)

Steel framed portal agricultural building

P17/S1554/FUL – Planning permission granted 18/08/2017

Conversion part of barn to 3 bed dwelling and recladding of the remainder of the building.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy (SOCS) policies:

CS1 - Presumption in favour of sustainable development

CSEN1 - Landscape protection

CSR2 - Employment in rural areas

CSS1 - The Overall Strategy

5.2 South Oxfordshire Local Plan 2011 (SOLP 2011) policies;

A1 - Erection of agricultural building

D1 - Principles of good design

G2 - Protect district from adverse development

G4 - Protection of Countryside

5.3 Supplementary Planning Guidance/Documents

South Oxfordshire Design Guide 2016 (SODG 2016)

5.4 National Planning Policy Framework (NPPF)

National Planning Policy Framework Planning Practice Guidance (NPPG)

6.0 **PLANNING CONSIDERATIONS**

6.1 The main planning considerations in relation to this proposal are:

1. The need for the development
2. Impact on the character and appearance of the site and surrounding area
3. Other material planning considerations

The Need for the Development

6.2 The site is within the countryside where development is more strictly controlled having regard to development plan policies, such as Policy G4 of the SOLP, which states that 'The need to protect the countryside for its own sake is an important consideration when assessing proposals for development.' However, the principle of development associated with an agricultural use is acceptable having regard to Policy A1 of the SOLP. This Policy states, 'Where planning permission is needed for the erection of an agricultural building or structure, this will normally be permitted provided that there is a need for the building or structure which cannot satisfactorily be met by existing buildings or structures on the farm or nearby.'

6.3 The applicant states that the building is required for the storage of hay, straw and farm machinery. Having visited the site there is little evidence of any intensive agricultural activity at the site and the size of the holding at only 10 hectares is unlikely to give rise to a viable agricultural business, particularly in relation to arable or hay production. However, notwithstanding this, it is apparent that the land is in agricultural use and that some cropping takes place. The land is large enough to justify the need for the storage of equipment for its maintenance and the storage of any crops, such as hay, produced on the land and therefore I consider that there is sufficient justification for an agricultural

storage building. The proposed building is not excessive in size with a footprint of approximately 220 square metres and a height of 5.5 metres and it is clearly of a functional design typical of an agricultural storage building.

- 6.4 An agricultural storage building was present on the holding, but this has now been converted to a dwelling under application P17/S1554/FUL. Whilst the conversion of this building does raise some questions about the need for a further barn on the holding, the information provided by a specialist agricultural consultant under application P17/S1554/FUL indicated that the converted building was not suitable for the storage of hay and in any event the building already benefited from a commercial non-agricultural storage use (Class B8) under a previous planning permission (P00/S0826/RET). It is therefore apparent that the building is not available for the storage needs of the holding.

Impact on the Character and Appearance of the Site and Surrounding Area

- 6.5 The site is located within the Chilterns AONB, and guidance at Paragraph 172 of the NPPF states that, 'great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.' This is supported by Policy CSEN1 of the SOCS, which seeks to ensure that the district's distinct landscape character is protected. Policy A1 of the SOLP also seeks to ensure that 'the siting of the building or structure would not be prominent in the landscape and would not damage the environment', and that, 'the design and materials to be used are in keeping with its surroundings, bearing in mind the particular needs of the farming industry, and that satisfactory landscaping is proposed.'
- 6.6 The proposed building is of a simple and functional design and would clearly have the appearance of a modern agricultural storage building that would be in keeping with its rural surroundings. The building would be sited on an existing area of hardstanding within an area of coniferous woodland. The existing trees would provide a very effective all year-round screen that would ensure that the building would not be readily visible from outside of the confines of the site. Furthermore, and as encouraged by Policy A1 the building would be sited close to existing structures within the holding and would not be viewed as an isolated form of development in the countryside. In light of the above Officers consider that the development would not adversely affect the landscape qualities of the AONB.

Other Material Considerations

- 6.7 There are no close independent residential occupiers to the site, and therefore, the development would not adversely affect the amenity of local residents. Access arrangements to the site would remain unchanged as a result of the proposal, and Officers do not consider that there would be any significant impact on the adjacent woodland or local ecology.
- 6.8 The Parish Council has expressed concern about the potential for the building to be converted to a dwelling at a later date. Such a proposal would require the benefit of planning permission and would be assessed against the relevant development plan policies at the time. However, Officers are satisfied that the building is of a functional design and there is no evidence of the applicant's intentions to use the building for anything other than agricultural storage.
- 6.9 As an agricultural building the development is not liable to pay the Community Infrastructure Levy.

7.0 **CONCLUSION**

7.1 The application proposal is in accordance with relevant development plan policies and national planning policy, as it is considered that there is sufficient justification for the development, and that the building would not adversely impact on the landscape qualities of the Chilterns AONB.

8.0 **RECOMMENDATION**

8.1 **To grant Planning Permission subject to the following conditions:**

- 1 : Commencement of development within 3 years.**
- 2 : Development to be carried out in accordance with the approved plans**
- 3 : External materials to be as on the approved plans**

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